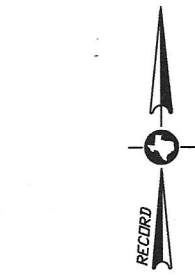


LINE	BEARING	DISTANCE
L1	S 40°27'00" E	2.75
L2	S 76°03'05" E	79.24
L3	S 27°47'56" E	64.49
L4	S 26°18'00" E	17.70
L5	S 38°28'53" E	11.34
L6	N 49°05'33" W	12.00
L7	S 40°54'27" E	6.50
L8	S 49°05'33" W	26.00
L9	N 40°54'27" W	6.50
L10	S 49°05'33" W	23.00
L11	S 40°54'27" E	6.50
L12	S 49°05'33" W	26.00
L13	S 61°58'00" W	25.44
L14	S 62°12'49" W	19.92

LEGEND

- A.E. Aerial Easement
B.L. Building Line
Conc. Concrete
Easmt. Easement
Fnd. Found
GCDR Galveston County Deed Records
GCMR Galveston County Map Records
P.O.B. Point of Beginning
RCP Reinforced Concrete Pipe
R.O.W. Right of Way
U.E. Utility Easement
Fire Department Control
Fire Hydrant
Grate Inlet
Guy Anchor
Power Pole
Vault
Water Valve
Chain Link Fence
Ditch Flow Line
Ditch High Bank
Overhead Utility Line
Wood Fence
Wrought Iron Fence

Exhibit B



SCALE: 1" = 20'

RESERVE A, BAY RIDGE SUBDIVISION SECTION ONE AND ADJACENT PROPERTY (18/34 GCMR)

Unrestricted Reserve B
0.505 Acreage

LEAGUE CITY PARKWAY
(AKA STATE HIGHWAY No. 96)
(F.M. 1266)
(R.O.W. VARIES)

4M LINEN SERVICE AND BAY RIDGE APARTMENTS
(16/78 GCMR)

Pt. Unrestricted Reserve "A"
1.976 Acre Tract
(86,070 SF)

BAY RIDGE SUBDIVISION SECTION FOUR, RESERVE 'B-R' (2020076174 GCMR)

Reserve 'B-R'

BAY RIDGE SUBDIVISION SECTION FOUR, (2003075468 GCMR)

BLOCK 2

4M LINEN SERVICE AND BAY RIDGE APARTMENTS (16/78 GCMR)

Survey of a 1.976 acre tract, being part of Unrestricted Reserve "A", of 4M LINEN SERVICE AND BAY RIDGE APARTMENTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 78, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from the North corner of said Unrestricted Reserve "A", of 4M LINEN SERVICE AND BAY RIDGE APARTMENTS, said point also being the West corner of a 0.505 Acreage, in Unrestricted Reserve B, of RESERVE A, BAY RIDGE SUBDIVISION SECTION ONE AND ADJACENT PROPERTY, a subdivision in Galveston County, according to the map or plat thereof recorded in Volume 18, Page 34, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Southeast line of League City Parkway, also known as State Highway No. 96, formerly known as F.M. 1266, right of way varies;

THENCE South 49°33'00" West, along the Southeast line of said League City Parkway, same being the Northwest line of said Unrestricted Reserve "A", of 4M LINEN SERVICE AND BAY RIDGE APARTMENTS, a distance of 105.03 feet to the POINT OF BEGINNING of the herein described tract, from which a found 1.5 inch pipe bears North 69°45' West, a distance of 0.9 feet;

THENCE over and across said Unrestricted Reserve "A", of 4M LINEN SERVICE AND BAY RIDGE APARTMENTS, the following courses and distances:

- South 40°27'00" East, a distance of 2.75 feet (L1) to a point for corner and a set 1/2" rod;
- South 76°03'05" East, a distance of 79.24 feet to a point for corner and a set 1/2" rod;
- South 27°47'56" East, a distance of 64.49 feet to a point for angle and a cut "X";
- South 27°36'03" East, a distance of 34.47 feet (L2) to a point for angle and a cut "X";
- South 26°18'00" East, a distance of 17.70 feet (L3) to a point for corner and a cut "X";
- South 49°49'58" West, a distance of 130.10 feet to a point for corner, from which a fence post bears South 78°40' West, a distance of 0.9 feet;
- South 38°28'53" East, a distance of 11.34 feet (L4) to a point for corner;
- North 51°39'19" East, a distance of 1.12 feet (L5) to a point for corner;
- South 40°54'27" East, a distance of 35.50 feet to a point for corner;
- South 49°05'33" West, a distance of 12.00 feet (L6) to a point for corner;
- South 40°54'27" East, a distance of 6.50 feet (L7) to a point for corner;
- South 49°05'33" West, a distance of 26.00 feet (L8) to a point for corner;
- North 40°54'27" West, a distance of 6.50 feet (L9) to a point for corner;
- South 49°05'33" West, a distance of 23.00 feet (L10) to a point for corner;
- South 40°54'27" East, a distance of 6.50 feet (L11) to a point for corner;
- South 49°05'33" West, a distance of 26.00 feet (L12) to a point for corner;
- South 45°27'36" West, a distance of 54.37 feet to a point for corner and a cut "X";
- South 29°38'33" East, a distance of 63.47 feet to a point for corner and a found 1.5" pipe
- South 62°14'12" West, a distance of 73.60 feet to a point for angle and a set 1/2" rod;
- South 61°58'00" West, a distance of 25.44 feet (L13) to a point for angle and a set 1/2" rod;

South 62°12'49" West, a distance of 19.92 feet (L14) to a point for corner and a set 1/2" rod, said point lying in the Northeast line of Lot 1, in Block 2, of BAY RIDGE SUBDIVISION, SECTION FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 2003075468 of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE North 27°55'16" West, along the Northeast line of said Lot 1, in Block 2, of BAY RIDGE SUBDIVISION, SECTION FOUR, at 31.17 feet pass the common line of said Lot 1, in Block 2, of BAY RIDGE SUBDIVISION, SECTION FOUR and Reserve 'B-R', of BAY RIDGE SUBDIVISION, SECTION FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 2020076174 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and continue for a total distance of 281.22 feet to the West corner of the herein described tract, said point lying in the Southeast line of said League City Parkway;

THENCE North 49°33'00" East, along the Southeast line of said League City Parkway, a distance of 317.23 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.976 acres (86,070 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

SURVEY DATE:	JUNE 4, 2025
FILE No.:	3412-0000-0001-001
DRAFTING:	RWB
JOB No.:	25-0228



LEAGUE CITY OFFICE
Registration Number: 10190855
(281) 554-7139 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77583
Mailing / P.O. BOX 16144 | GALVESTON, TX 77552

- NOTES:
- 1) This property lies in Zone "X" (shaded), defined by FEMA as areas of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Community-Panel Number 48167000436, with effective date of August 15, 2019.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Deed references are not a statement of ownership.
- 4) Bearings based on the recorded plat.
- 5) Old Republic National Title Insurance Company Insured: Ramzi Saman DOS OF No. CV25109232 Issue Date: May 30, 2025
- 6) Schedule B Exceptions from Coverage:
- Item 10 - s. Utility easement eight (8) feet in width along the southwestern property line, together with an unobstructed aerial easement five (5) feet wide from a plate twenty (20) feet above the ground upwards, located adjacent thereto, as shown on plat recorded in Volume 16, Page 78 of the Map Records of Galveston County, Texas. (SHOWN HEREON).
- Item 10 - f. Lift station site located in the most westerly corner of the subject property, as shown on plat recorded in Volume 16, Page 78 of the Map Records of Galveston County, Texas. (SHOWN HEREON, DECOMMISSIONED).
- Item 10 - g. Building set back line thirty-four (34) feet in width along the northwesterly property line, as shown on plat recorded in Volume 16, Page 78 of the Map Records of Galveston County, Texas. (SHOWN HEREON).
- Item 10 - h. Building set back line twenty (20) feet in width along a southerly portion of the southwestern property line, as shown on plat recorded in Volume 16, Page 78 of the Map Records of Galveston County, Texas. (SHOWN HEREON).
- Item 10 - i. Drainage easement fifteen (15) feet on each side of the center line of all natural drainage courses, as set out on plat recorded in Volume 16, Page 78 of the Map Records of Galveston County, Texas. (NO NATURAL DRAINAGE COURSES OBSERVED).
- Item 10 - j. A pipeline right-of-way and easement fifteen (15) feet in width, adjacent to FM 1266 in favor of United Gas, Inc., as set out and described in instrument recorded in Volume 2198, Page 99, of the Deed Records of Galveston County, Texas. (SHOWN HEREON).
- Item 10 - k. Unlocated Easement(s) for electric transmission line granted to Community Public Service Company, as set forth and described in instrument recorded in Volume 2773, Page 690 of the Deed Records of Galveston County, Texas. (NOT LOCATABLE).
- Item 10 - l. Subject to right-of-way and easement for use of wastewater line granted to The University of Texas Medical Branch at Galveston in instrument filed for record in the office of the County Clerk of Galveston County, Texas, under Clerk's File No(s). 8839431 and being more fully defined therein. (AGREEMENT FOR WASTEWATER LINE USE, EASEMENT NOT LOCATABLE).
- Item 10 - m. Subject to an ingress and egress easement, being approximately forty-five (45) feet in width along the entire Northwestern side of subject property, having been retained by grantor in instrument filed for record in the office of the County Clerk of Galveston County, Texas, under Clerk's File No(s). 8645920 and also being more fully described therein. (SHOWN HEREON).